

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION  
REGULAR MEETING HELD JANUARY 6, 2021, 7:30 P.M., VIA VIDEO  
TELECONFERENCE**

Ann Yakimovicz, Chair (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Melody Gayeski (Alternate 1) VACANT (Alternate 2)
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*This meeting was held via video teleconference and was closed to in-person attendance by the public per temporary suspension of the Open Meetings Act by Governor Greg Abbot, which allowed telephone or videoconference public meetings. These actions were taken to mitigate the spread of the COVID-19 virus by avoiding meetings that bring people into a group setting. Members of the public were allowed to submit written comments prior to the meeting and to participate remotely via Zoom Teleconferencing.*

**A. ITEMS OPENING MEETING**

**1. CALL TO ORDER**

**VICE CHAIR TONY MACINA**

Chair Yakimovicz called the meeting to order at 7:32 p.m.

**2. ROLL CALL**

**SECRETARY**

Present via audio/video conferencing: Chair Yakimovicz, Commissioners Macina, Grant, Sies and Ambrose.

Absent: Commissioners Ambrose and Kline.

Staff present via audio/video conferencing: City Administrator Jones, Development Services Director Jolly.

**3. APPROVAL OF MINUTES**

December 2, 2020 regular meeting

A motion was made by Commissioner Grant and seconded by Commissioner Sies to approve the minutes of December 2, 2020. The motion carried.

**B. CITIZENS COMMUNICATION**

4. There were no citizen comments.

**C. GENERAL BUSINESS AND ACTION ITEMS:**

5. a. **PUBLIC HEARING** on an ordinance amending Chapter 14, Zoning Code, of the Jonestown Code of Ordinances, and Ordinance No. 2010-O-401 to amend the PUD zoning of a certain 608.8 acre parcel known as the "Carlton PUD".

There were no citizen comments.

**b. Discussion and possible action on an ordinance amending Chapter 14, Zoning Code, of the Jonestown Code of Ordinances, and Ordinance No. 2010-O-401 to amend the PUD zoning of a certain 608.8 acre parcel known as the “Carlton PUD”.**

Commissioner Macina stated he had contacted The Hollows Property Owners Association and confirmed there were no concerns regarding this ordinance. A motion was made by Commissioner Macina to recommend to Council to approve this ordinance to amend the PUD zoning of a certain 608.8 acre parcel known as the “Carlton PUD”. Commissioner Ambrose seconded the motion, and the motion passed unanimously.

- 6. a. PUBLIC HEARING on a request by Davidass and Swaran Mahendru, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning classification change from T Temporary District and R-1 Single-family Residential to B-2 Business-General Commercial District for property located at 18246 FM 1431, (ABS 840 SUR 421 YBARBO J A ACR 22.3940), Jonestown, TX.**

Davidass and Swaran Mahendru attended the public hearing and were represented by Steven Ihnen with Bleyl Engineering. Mr. Ihnen asked questions regarding B-2 zoning for the Mahendru property and surrounding properties in relation to the City’s future land use planning.

**b. Discussion and possible action on the above request by Davidass and Swaran Mahendru, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning classification change from T Temporary District and R-1 Single-family Residential to B-2 Business-General Commercial District for property located at 18246 FM 1431, (ABS 840 SUR 421 YBARBO J A ACR 22.3940), Jonestown, TX.**

Commissioners consider this location as the “front-door” of Jonestown and suggested that zoning this property as a mixed-use planned unit development or B-1 Business-light commercial district zoning would be a more appropriate use for this property in line with the City’s future land use plan. Commissioners discussed the floodplain that runs through this property. Commissioner Macina motioned to recommend to Council to deny this request to rezone 18246 FM 1431 to a B-2 Business-general Commercial District. The motion was seconded by Commissioner Sies and was passed unanimously.

- 7. a. PUBLIC HEARING on a request by Jared Hurt for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146(b) Amendments, of the Jonestown Code of Ordinances, from “T” Temporary district to “R-1” Residential district for property located at 11651 Johnson Road, (Lot 8 Case Acres Estates), Jonestown, TX.**

There were no citizen comments.

**b. Discussion and possible action on the above request by Jared Hurt for a zoning**



**classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146(b) Amendments, of the Jonestown Code of Ordinances, from “T” Temporary district to “R-1” Residential district for property located at 11651 Johnson Road, (Lot 8 Case Acres Estates), Jonestown, TX.**

Commissioner Grant motioned to recommend to Council to approve a zoning classification change from “T” temporary district to “R-1” residential district for property located at 11651 Johnson Road (Lot 8 Case Acres Estates), Jonestown, TX. Commissioner Sies seconded the motion. The motion carried.

- 8. a. PUBLIC HEARING on amendments to the Jonestown Code of Ordinances, Chapter 14, “Zoning Ordinance,” Article 14.02 Division 2 “Zoning Districts and Regulations”, to add Performance Standards in Sec. 14.02.072(e) Business-Light Commercial District “B-1” and Sec. 14.02.073(g) Business-General Commercial District “B-2”.**

There were no citizen comments.

**b. Discussion and possible action on amendments to the Jonestown Code of Ordinances, Chapter 14, “Zoning Ordinance,” Article 14.02 Division 2 “Zoning Districts and Regulations”, to add Performance Standards in Sec. 14.02.072(e) Business-Light Commercial District “B-1” and Sec. 14.02.073(g) Business-General Commercial District “B-2”.**

Commissioner Sies motioned to recommend to Council to approve amending the Jonestown Code of Ordinances, Chapter 14, “Zoning Ordinance,” Article 14.02 Division 2 “Zoning Districts and Regulations”, to add Performance Standards in Sec. 14.02.072(e) Business-Light Commercial District “B-1” and Sec. 14.02.073(g) Business-General Commercial District “B-2”. Commissioner Macina seconded the motion. The motion carried.

## **9. Discussion and possible action on the proposed Dark Sky Ordinance.**

Commissioners discussed the revisions to the proposed dark sky ordinance and non-compliance issues. Their discussion included lights for flag poles, holiday and party lights. Chair Yakimovicz noted Council may appoint an ad-hoc citizens committee to address the educational component required for dark sky certification. Commissioners instructed City staff to have the proposed Dark Sky Ordinance ready for public hearings at the February 2021 Planning and Zoning Commission and City Council meetings.

## **10. Discussion of Traffic Impact Analysis.**

City Administrator Jones is reviewing several models of traffic impact analysis and information provided by Commissioner Sies. He plans to discuss with expert traffic engineers. No action was taken.

**11. Update from Alternative Housing Committee.**

Commissioner Grant presented the final report of the Alternative Housing Committee and their recommendations. Commissioner Sies moved to accept the final report of the Alternative Housing Committee and send it to the City Council. Commissioner Macina seconded the motion, and the motioned carried. Chair Yakimovicz thanked Commissioner Grant for his leadership of this committee and shared appreciation to all committee members for their hard work and time commitment.

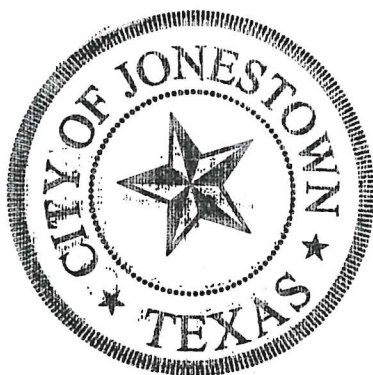
**12. Update from staff on current department activities.**

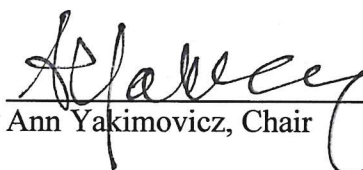
Development Services Jolly provided the departmental update.

**D. ADJOURNMENT**


Commissioner Sies moved to adjourn the meeting, seconded by Commissioner Ambrose. The motion carried unanimously. Chair Yakimovicz adjourned the meeting at 9:12 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON FEBRUARY 3, 2021.**



  
Ann Yakimovicz, Chair

**ATTEST:**

  
Rachel Austin, City Secretary